

041.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

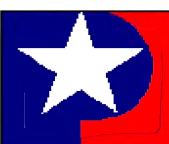
Total Card / Total Parcel

USE VALUE:

1,131,700 / 1,131,700

ASSESSED:

1,131,700 / 1,131,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
36-38		FORDHAM ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MADMAX 36 FORDHAM REALTY LLC	
Owner 2:	
Owner 3:	
Street 1: 19 AGAWAM RD	
Street 2:	

Twn/City: WINCHESTER MA	St/Prov: MA	Cntry:	Own Occ: N
Postal: 01890		Type:	

PREVIOUS OWNER	
Owner 1: MURRAY PAUL D & KELLY A -	
Owner 2: -	
Street 1: 19 AGAWAM RD	
Twn/City: WINCHESTER MA	
St/Prov: MA	Cntry:
Postal: 01890	

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2760 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
	11/9/2018		MEAS&NOTICE							HS		Hanne S	
	6/29/2016		Sales Review							PT		Paul T	
	4/15/2009		Measured							372		PATRIOT	
	7/24/2002		MLS							HC		Helen Chinal	
	3/3/2000		Mailer Sent										
	2/29/2000		Measured							264		PATRIOT	
	11/1/1981									KM			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

